

**MINUTES OF THE  
CITY OF GREENSBORO  
MINIMUM HOUSING STANDARDS COMMISSION  
REGULAR MEETING  
JULY 14, 2015**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission (MHSC) was held on Tuesday, July 14, 2015 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:37 p.m. The following members were present: Acting Chair, Ellen Sheridan; Shermin Ata; Kimberly Moore-Dudley; and Horace Sturdivant. Staff present included: Elizabeth Benton, Cheryl Lilly, Barbara Harris, Mark Wayman and Inspectors Don Sheffield, Roddy Covington, Donald Foster, Rich Stovall, Jarod LaRue, and Brad Tolbert. Also present was Terri Jones, Attorney for the Commission, and Mary Lynn Anderson, City Attorney's Office.

Acting Chair Sheridan informed members that as a result of City Council adopting the committee system, the Minimum Housing Standards Commission meeting will be moving to the 2<sup>nd</sup> Thursday of every month effective in September, 2015. In addition, she congratulated former Chair Justin Outling who is now a member of the City Council.

Acting Chair Sheridan explained the rules and procedures of the Minimum Housing Standards Commission.

**1. APPROVAL OF MINUTES FROM JUNE 9, 2015 MEETING:**

Ms. Moore-Dudley moved approval of the June 9, 2015 meeting minutes as written, seconded by Mr. Sturdivant. The Commission voted 4-0 in favor of the motion. (Ayes: Sheridan, Ata, Moore-Dudley, Sturdivant. Nays: None.)

**2. REQUEST OF STAFF OF ANY CHANGES TO THE AGENDA:**

Elizabeth Benton, Compliance Code Coordinator, noted the following change in the agenda:

**Item 17 -- 520 West Terrell Street:** This property is in compliance and has been removed from the agenda.

**3. SWEARING-IN OF CITY STAFF TO TESTIFY:**

City staff was sworn as to their testimony in the following matters.

**4. SWEARING-IN OF OWNERS, CITIZENS AND ALL OTHERS TO TESTIFY:**

Property owners and citizens were sworn as to their testimony in the following matters.

***CONTINUED CASES:***

- 5. 806 West Terrell Street** (Parcel #0008375) Alvaro E. Duran, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. Continued from May 12, 2015 meeting.  
**(CONTINUED UNTIL SEPTEMBER 10, 2015 MEETING)**

Isabel Guill, 4903 Heritage Woods, served as interpreter for the owner, Raina Duran, who lives at 1603 Ontario Street. Progress made since the last meeting includes roofing work, repairs to walls and doors, and repairs to the kitchen floor. Ms. Duran is waiting for the plumber to change out the sink and the toilet and install the remainder of the kitchen cabinetry. She estimated it should take approximately one month to complete the repairs.

Inspector Foster commented that a considerable amount of work has been done and progress is occurring at the site.

Ms. Moore-Dudley moved to continue the case until the September 10, 2015 meeting, seconded by Mr. Sturdivant. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sheridan, Sturdivant, Ata, Moore-Dudley. Nays: None.)

6. **708 Haywood Avenue** (Parcel #0035127) Leroy Fields, Jr., Alicia M. Fields-Minkins (Power of Attorney), Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. Continued from December 9, 2014; February 10, 2015; March 10, 2015; April 4, 2015; and June 9, 2015 meetings. **(CONTINUED UNTIL SEPTEMBER 10, 2015 MEETING)**

Alicia Fields-Minkins, 5 Fleming Terrace Circle, indicated that she hired a new contractor who has been in contact with Inspector McDougal. She estimated that the electrical wiring will be completed in one week and then the HVAC will be installed next. Temporary electricity will be turned on so that the contractors can work at night. It was noted that there are no building or electrical permits for this property. Ms. Fields-Minkins indicated that she will follow-up with contractor on the status of permits.

Ms. Moore-Dudley moved to continue the case until the September 10, 2015 meeting, seconded by Mr. Sturdivant. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sheridan, Sturdivant, Ata, Moore-Dudley. Nays: None.)

7. **1543 Lovett Street** (Parcel #0037813) Matthew Richard Durham, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. Continued from June 9, 2015 meeting. **(CONTINUED UNTIL OCTOBER 8, 2015 MEETING)**

Matthew Richard Durham, 8132 Mabe Marshall Road, Summerfield, North Carolina, stated that he is likely to sell the property and he requested additional time to market the house. Inspector McDougal was at the property last week and noted that with the completion of the heating and air systems, the property will be in compliance.

Ms. Moore-Dudley moved to continue the case until the October 8, 2015 meeting, seconded by Ms. Sturdivant. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sheridan, Sturdivant, Ata, Moore-Dudley. Nays: None.)

Counsel Jones informed Mr. Durham that he is obligated to inform any potential buyer that there is a pending Minimum Housing case on the property.

8. **1612 West Florida Street** (Parcel #0011377) Thomas E. Eyring, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. Continued from June 9, 2015 meeting. **(INSPECTOR UPHELD)**

There was no one present wishing to speak on this case. Inspector Covington called the owner on July 8, 2015 and left a voicemail regarding the property but there has been no reply. The video being shown to members was taken by the Inspector on July 17, 2015.

Mr. Sturdivant moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sheridan, Sturdivant, Ata, Moore-Dudley. Nays: None.)

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was July 17, 2015; this is not a duplex or multiunit apartment; and there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton that she agreed with these questions.

Compliance Coordinator Benton said the list of violations include electrical equipment needs to be properly installed and maintained; cracked and missing electrical outlet and switch covers; missing and inoperable smoke detectors; carbon monoxide detector required; plumbing facilities must be maintained in a safe, sanitary and functional condition; unclean/unsanitary floors, ceilings and walls; interior walls have peeling, chipping, or flaking paint; interior walls have cracks, holes, loose plaster, or other defective materials; rotten flooring must be repaired; loose floor covering must be repaired or replaced; ceilings contain holes, have loose material or in disrepair; exterior doors need to be weathertight; windows do not open or close as manufactured; exterior wood surfaces need to be maintained with paint or other protective coating; exterior walls have loose or rotted material; flashing is required around chimney; property needs to be graded to prevent the accumulation of standing water; gutters and downspouts are in disrepair; accessory structures need to be maintained in good repair; exterior property needs to be maintained free of weeds or plant growth in excess of 12 inches; rotten flooring must be repaired; bathroom requires ventilation system where one is not provided; bedrooms must have a door with interior lock; exposed wiring at outlets and light fixtures.

Acting Chair Sheridan stated that the property involved in this matter is located at **1612 West Florida Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

9. **Craig Street** (Parcel #008308) Heirs of John Willie McDonald, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. Continued from November 13, 2014 and May 12, 2015 meetings. **(CONTINUED UNTIL SEPTEMBER 10, 2015 MEETING)**

Jim Till, City of Greensboro, was present on behalf of Ms. Simerrel. She is currently going through the rehab program and all the violations will be corrected. They are going through the house and changing and replacing everything. He asked for six months to complete the work. The property has been secured and boarded up.

Ms. Moore-Dudley moved to continue this case until the November 12, 2015 meeting, seconded by Mr. Sturdivant.

Ms. Ata was hesitant to grant such a long continuance and following discussion, Ms. Moore-Dudley amended her motion.

Ms. Moore-Dudley amended her motion and moved to continue the case until the September 10, 2015 meeting, seconded by Ms. Ata. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sheridan, Moore-Dudley, Sturdivant, Ata. Nays: None.)

10. **4433 Anderson Street** (Parcel #00565320) Ronald E. Miller, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Rich Stovall. Continued from September 9, 2014; November 13, 2014; January 13, 2015; February 10, 2015; April 14, 2015; and May 12, 2015 meetings. **(CONTINUED UNTIL OCTOBER 8, 2015 MEETING)**

Ronald Miller, 4435 Anderson Street, updated the Commission on progress that has been made. He has started framing on the interior and a partition wall has been put in. Everything on the right side of the house has been framed and he is getting ready to move to the left side of the house.

Inspector Stovall commented that significant progress has been made. The owner is working by himself for the most part and has done a great job on the roof and siding.

Ms. Moore-Dudley moved to continue the case until the October 8, 2015 meeting, seconded by Mr. Sturdivant. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sheridan, Moore-Dudley, Sturdivant, Ata. Nays: None.)

- 11. 815 Pearson Street** (Parcel #0002799) George Marple and Kelly Sigle, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. Continued from June 10, 2014; August 2, 2014; January 13, 2015; and March 10, 2015 meetings.  
**(CONTINUED UNTIL AUGUST 13, 2015 MEETING)**

Members reviewed a letter from the owner concerning 815 Pearson Street, a historic house in Greensboro. Acting Chair Sheridan pointed out that this property is a local landmark.

Inspector Foster said that the owner has kept the property secured and the yard mowed. He has done a considerable amount of work cleaning up the yard and keeping it safe. He has expressed a desire to repair the property but he is tied up with historical and other issues. The owner was unable to attend today's meeting because of a new work position. Inspector Foster recommended continuing the case for one month for the applicant to be present for an update.

Ms. Moore-Dudley moved to continue the case until the August 13, 2015 meeting, seconded by Mr. Sturdivant. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sheridan, Moore-Dudley, Sturdivant, Ata. Nays: None.)

- 12. 2316 Kersey Street** (Parcel #0029617) Basil and Sohpia Agapion, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. Continued from February 10, 2015; March 10, 2015; and May 12, 2015 meetings.  
**(CONTINUED UNTIL SEPTEMBER 10, 2015 MEETING)**

Irene Agapion, 625 South Elm Street, updated members on the property. They received a final on the exterior of the building and Unit A has gotten a final. Units B and C have been completed along with Unit E which has no violations and is pending electrical inspection today. Unit G is about 75 percent complete and is also awaiting electrical final today. At this point, Units D and F have only been cleaned out. They have the greatest amount of damage. She pointed out that they are not just doing minimum repairs. They have put in new cabinets, doors, countertops, sinks and the units have been updated to electric heat which is taking longer. She explained that there will be nothing where Units H and J are because Unit J was an unfinished basement and Unit H was formerly the laundry room.

Ms. Agapion requested a continuance until September, 2015 to have all the units in 100 percent compliance.

Inspector Covington said that great progress has been made and Ms. Agapion is doing a great job with the repairs. He felt everything should be completed in 60 days.

Ms. Ata moved to continue the case until the September 10, 2015 meeting, seconded by Mr. Sturdivant. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sheridan, Moore-Dudley, Sturdivant, Ata. Nays: None.)

**NEW CASES:**

- 13. 3100 A-N North Summit Avenue** (Parcel #0032355) Emanuel Agapion, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Jarod LaRue.  
**(CONTINUED UNTIL SEPTEMBER 10, 2015 MEETING)**

Compliance Coordinator Benton stated that this property was initially inspected on August 18, 2011. A hearing was held on September 20, 2011 and an Order to Repair was issued on the same day. The Order expired on December 15, 2011. The City did have to secure the property and there are children in the area where the property is located. There is a history of police complaints.

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was July 9, 2015; this property is a duplex; and there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations for the various units seem to mirror each other. Therefore, she read a summary of the types of violations as reflected in Unit A. She asked members to refer to their packets for the list of violations for each unit, A-N. She stated that the list of violations in Unit A include exterior doors difficult to operate; back storm door arm closure is missing; electrical equipment needs to be properly installed and maintained; all appliances shall be capable of performing the intended function; missing smoke detector; inoperable smoke detectors; interior doors difficult to operate; duct system must be capable of performing required function; dwelling shall be kept free from insect and rodent infestation; interior bedroom door must have interior lock set; windows need glazing; exterior fire extinguishers are out of date; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; exterior walls have loose or rotted material; heat—gas/electric not on at time of inspection; water not on at time of inspection; water heater not properly installed or maintained; exterior wood surfaces need to be maintained by painting or other protective coating; electrical equipment needs to be properly installed and maintained; power not on at time of initial inspection.

Irene Agapion, 625 South Elm Street, stated that the units have been listed for sale and they finally have a contract with a company from the West Coast who own numerous multifamily complexes. The due diligence period expires on July 23 and the company intends to move forward. They plan to renovate the entire property. Ms. Agapion plans to close on the sale on October 23, 2015. She has disclosed that there is a housing case for this property and the purchaser informed her that they require 90 days to secure financing and to hire a contractor.

Ms. Moore-Dudley moved to continue this case until the September 10, 2015 meeting for an update on the closing, seconded by Ms. Ata. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sheridan, Ata, Sturdivant, Moore-Dudley. Nays: None.)

- 14. 523 West Terrell Street** (Parcel 0008239) Emanuel Agapion, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal.  
**(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this property was initially inspected on February 9, 2015. A hearing was held on March 10, 2015 and an Order to Repair was issued March 17, 2015. The Order expired on April 16, 2015. The City did not have to secure the property and there are children in the area where the property is located. There is an elementary school located nearby.

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was July 7, 2015; this property is a not a

duplex; and there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include cracked or missing electrical outlet and switch cover; exposed wiring at light fixture; power not on at time of inspection; doors difficult to operate; handrails are loose, damaged or improperly maintained; missing smoke detector; carbon monoxide detector required; duct system must be capable of performing required function; heat—gas/electric not on at time of inspection; the owner of structure shall provide and maintain all plumbing facilities and fixture and each dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink; water not on at time of inspection; water heating facilities shall be properly installed and maintained; unclean and unsanitary floors, ceilings and/or walls; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; rotten flooring must be repaired; loose floor covering must be repaired or replaced; rotten roof sheathing; roof not properly anchored; structural member not able to support nominal load; roof structural member rotten or deteriorated; ceiling contains holes, loose material and/or in disrepair; kitchen cabinets have fallen off wall; unclean and unsanitary floors, ceilings and/or walls; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; bathrooms are required to have a door with an interior locking mechanism; dead bolt lock on back door is busted; bedroom must have a door and interior lock; windows are required to have an approved sash locking device; replace missing or damaged glass; water not on at time of inspection; water heating facilities shall be properly installed and maintained; unclean and unsanitary floors, ceilings and/or walls; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; rotten flooring must be repaired; loose floor covering must be repaired or replaced; rotten roof sheathing; roof not properly anchored; structural member of roof not able to support nominal load; structural member of roof rotten or deteriorated; ceiling contains holes, loose material and/or in disrepair; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; exterior walls shall be free of holes, breaks and loose or rotting materials; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; rear deck, porch and/or patio flooring rotten or in disrepair; rear porch flooring has holes and rotting wood; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate.

Irene Agapion, 625 South Elm Street, stated that the owner of this property is an out-of-town family member. This property is being managed by Carolina Development. She agreed that the property was in need of demolition.

Brian Ribble, Carolina Development, 6130 Harris Technology Boulevard, Charlotte, North Carolina, stated that they are the court appointed receiver for this property and also for property located at 527 West Terrell Street. The property was vacant when Carolina Development was appointed as receiver and they are in agreement with recommendations for demolition. He requested 30-45 days for this case to go through the proper channels to proceed with demolition.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sheridan, Ata, Sturdivant, Moore-Dudley. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **523 West Terrell Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

- 15. 527 West Terrell Street** (Parcel #0008238) Emanuel Agapion, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal.  
**(CONTINUED UNTIL SEPTEMBER 10, 2015 MEETING)**

Compliance Coordinator Benton stated that this property was initially inspected on February 9, 2015. A hearing was held on March 18, 2015 and an Order to Repair was issued March 18, 2015. The Order expired on April 17, 2015. The City did have to secure the property and there are children in the area where the property is located. There is an elementary school located nearby.

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was July 7, 2015; this property is a not a duplex; and there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include electrical equipment needs to be properly installed and maintained; power not on at time of inspection; electrical receptacles in bathroom must be GFCI and installed by licenses electrician with permit; inoperable smoke detectors; utilities for heat, either gas or electric, were not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; loose floor covering must be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; plumbing facilities must be maintained in a safe, sanitary and functional condition; all windows and window frames shall be kept in sound condition, good repair and be weathertight; chimneys shall be maintained structurally and in good repair; roof drains, gutters and downspouts, if provided, shall be maintained in good repair and free of obstruction; exterior—all mechanical appliances shall be properly installed and maintained in a safe working function; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; all handrails and guardrails need to be firmly fastened; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; all accessory structures, including detached garages, fences and walls shall be maintained structurally sound and in good repair.

Brian Ribble, Carolina Development, 6130 Harris Technology Boulevard, Charlotte, North Carolina, explained that this property is next door to 523 West Terrell and is part of the collateral they were appointed receiver of. At the time of appointment, it was occupied but has since become vacant. It quickly became a target for vandalism. The property is currently secure and substantial clean-up has occurred on the exterior of the property. There has been theft at the property including the exterior HVAC unit. The repairs at this property appear to be minimal and he expects violations can be corrected in the next 30 to 45 days. He expressed concern about an accessory structure at the back of the property which may need to be demolished. He felt that 60 days would be ample time to address all the violations.

Ms. Moore-Dudley moved to continue this matter until the September 10, 2015 meeting, seconded by Ms. Ata. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sheridan, Ata, Sturdivant, Moore-Dudley. Nays: None.)

- 16. 3208 Martin Avenue** (Parcel #0043812) Irene Agapion and George Palamaris, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal.  
**(CONTINUED UNTIL SEPTEMBER 10, 2015 MEETING)**

Compliance Coordinator Benton stated that this property was initially inspected on June 6, 2012. A hearing was held on October 16, 2013 and an Order to Repair was issued August 28, 2014. The Order expired on September 26, 2014. The City did have to secure the property and there are children in the area where the property is located. There is an elementary school located nearby.

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was July 10, 2015; this property is a not a duplex; and there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include electrical equipment needs to be properly installed and maintained; cracked or missing electrical outlet cover; habitable spaces shall contain two separate and remote outlets; exterior doors are difficult to open; interior doors difficult to open; duct system must be capable of performing required function; heat-gas/electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; ceiling contains holes, loose material and/or in disrepair; exterior doors need to be weathertight; bedroom locks must have a door and interior lock; windows need glazing; exterior walls contain holes and/or breaks; foundation wall contains holes or cracks; gutters and downspouts in disrepair; exterior walls have loose or rotted material; roof water shall not be discharged as to create a public nuisance; exterior-all mechanical appliances shall be properly installed and maintained in a safe working condition and capable of performing intended function; all exterior property and premises shall be maintained in a clean and sanitary condition; all windows and window frames shall be kept in sound condition, good repair and be weathertight.

Irene Agapion, 625 South Elm Street, informed members that this house has been listed since December, 2013 and is currently under contract. The property is scheduled to close this Thursday. She has disclosed to the potential owners that this is a housing case.

Inspector McDougal said that although the buyers are not present, they did indicate they would try to attend the meeting. The future owners intend to clean the property, make all repairs, and reside in the house.

Ms. Moore-Dudley moved to continue this case until the September 10, 2015 meeting, seconded by Ms. Ata. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sheridan, Ata, Sturdivant, Moore-Dudley. Nays: None.)

17. **520 West Terrell Street** (Parcel #008318) Bruce Rogers, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspecgtor Roy McDougal.  
**(REMOVED FROM AGENDA --- IN COMPLIANCE)**
18. **513 Garrett Street** (Parcel # 0026116) Richard L. Dunn, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Roddy Covington.  
**(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this property was initially inspected on October 10, 2014. A hearing was held on November 4, 2014 and an Order to Repair was issued November 12, 2014. The Order expired on December 12, 2014. The City did not have to secure the property. There are children in the area where the property is located. There is a history of police complaints at the property.

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was July 9, 2015; this property is a multifamily property; and there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include electrical equipment needs to be properly installed and maintained; open ground outlets; missing and inoperable smoke detectors; carbon



monoxide detector required; heat-gas/electric not on at time of inspection; electrical panel missing knock out blanks; heating system not maintaining 68 degrees in habitable rooms, bathrooms; walls have cracked or loose plaster, decayed wood or other defective material must be corrected; rotten flooring must be repaired; exterior doors need to be weathertight; windows do not open or close as manufactured; windows need glazing; windows need screens, windows need to be weathertight; locks are missing or need repair on windows; double keyed deadbolt not permitted on means of egress doors; porch or patio door in disrepair at rear of structure; loose floor covering must be repaired or replaced; bathroom requires ventilation system when window isn't provided; weather covering missing on exterior outlet; all accessory structures need to be maintained structurally sound and in good repair; exposed wiring at outlet and light fixtures; power not on at time of initial inspection; cracked or missing switchplate covers; steps rotten or in disrepair; unclean and unsanitary floors, ceilings and/or walls; all peeling, chipping, flaking or abraded paint shall be repaired, removed, or covered throughout structure.

There was no one present to speak on the property. Inspector Covington stated that no violations have been completed. On July 10, 2015 the owner indicated that he had other obligations and could not attend this meeting. The owner stated that he intended to repair the property but nothing has been done at this point.

Mr. Sturdivant observed that the owner has not given this property the proper attention that it needs. He expressed concern with the property.

Mr. Sturdivant moved to uphold the Inspector, seconded by Ms. Moore-Dudley. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sheridan, Ata, Moore-Dudley, Sturdivant. Nays: None.)

Acting Chair Sheridan stated that the property involved in this matter is located at **513 Garrett Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**19. 2111 McConnell Road (Parcel #0013493) Estate of Cloyce I. Spinks, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Rich Stovall.  
(CONTINUED UNTIL SEPTEMBER 10, 2015 MEETING)**

Compliance Coordinator Benton stated that this property was initially inspected on January 27, 2015. A hearing was held on March 3, 2015 and an Order to Repair was issued March 4, 2015. The Order expired on April 6, 2015. The City did not have to secure the property. There are children in the area where the property is located.

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was July 10, 2015; this property is a not a multifamily property; and there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include all appliances shall be capable of performing the intended function; power not on at time of inspection; lighting required in stairways, kitchen, bathrooms, laundry room; duct system must be capable of performing required function; heat, gas/electric-

not on at time of inspection; heating system not maintaining 68 degrees in habitable rooms, bathrooms; every dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink; plumbing facilities must be maintained in a safe, sanitary and functional condition; plumbing not properly connected to public sewer system; sewer line not properly installed and/or maintained; water heater not properly installed or maintained; water heater relief valve improperly installed and/or maintained; plumbing fixture/toilet loose/not properly secured; doors need to be weathertight; bathroom must have a door and interior lock; locks not maintained or missing from windows; screens required on doors; screens required on windows; screens on doors should be self-closing and latching; every window shall open and close as manufactured; windows need glazing; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; roof drains, gutters and downspouts in disrepair; roof water shall not be discharged as to create a public nuisance; roof has leaks; all accessory structures shall be maintained structurally sound and in good repair; all exterior property and premises shall be maintained in a clean and sanitary condition and free from weeds/plant growth in excess of 12 inches; missing and inoperable smoke detectors; plumbing fixture/toilet loose or not properly secured; unclean and unsanitary floors, ceilings and/or walls; cracked or missing switchplate covers; walls have cracked or loose plaster, decayed wood or other defective material that must be corrected; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; loose floor covering must be repaired or replaced; foundation wall has holes or cracks; foundation wall has ventilation not maintained or missing.

Don Crew, 1600 West Wendover Avenue, is with American First Realty Company. He has been retained by the estate of the late owner to sell the property. The property is on the market and will be disposed of through a short sale. He asked for additional time to continuing marketing the property for sale. It was noted that the family will not repair the house due to funding issues and there is no electricity at the property. There has been an offer to purchase the house but the counteroffer will be dependent on further investigation on several issues such as HVAC replacement.

Ms. Moore-Dudley moved to continue the case until the September 10, 2015 meeting, seconded by Mr. Sturdivant. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sheridan, Moore-Dudley, Ata, Sturdivant. Nays: None.)

Mr. Crew was informed that if the property is sold, the new owners need to appear at the September, 2015 meeting with a plan and timeline for repair.

**20. 1524 Willomore Street** (Parcel #008742) Heirs of Raymond Smith, Sr., Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal.  
**(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this property was initially inspected on May 30, 2014. A hearing was held on February 24, 2015 and an Order to Repair was issued March 3, 2015. The Order expired on April 2, 2015. The City did have to secure the property. There are children in the area where the property is located and an elementary school is nearby. There is a history of police complaints.

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was July 13, 2015; this property is a not a multifamily property; and there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include electrical equipment needs to be properly installed and maintained; power not on at time of inspection; carbon monoxide detector required; missing smoke detectors; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; unclean and unsanitary floors, ceilings and/or walls; bedroom must have a door and interior lock; windows need to be weathertight; roof drains, gutters and downspouts in disrepair; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material, interior walls have peeling, chipping, or rotten paint; utilities for heat, gas or electric, not on at time of

inspection; water not on at time of inspection; exterior door difficult to operate; windows need glazing; all accessory structures shall be maintained structurally sound and in good repair; all exterior property and premises shall be maintained in a clean and sanitary condition; windows need glazing; duct system must be capable of performing required function.

There was no one present to speak on this property.

Inspector McDougal indicated that this is heir property. He spoke with the heirs and no one seems to be interested in repairing the property.

Mr. Sturdivant moved to uphold the Inspector, seconded by Ms. Moore-Dudley. The Commission moved unanimously 4-0 in favor of the motion. (Ayes: Sheridan, Moore-Dudley, Ata, Sturdivant. Nays: None.)

Acting Chair Sheridan stated that the property involved in this matter is located at **1524 Willomore Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**21. 1103 Gorrell Street** (Parcel # 0007421) **Chapter 17 Case – Accessory Structure.** Heirs of Eva Peace, Heirs of Jean Ragland, Owners. In the Matter of Order to Demolish Structure. Don Foster. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this case is for the accessory structure and is being brought to the Commission under Chapter 17 as a nuisance case. It was initially inspected on February 25, 2015. Because it has been declared a nuisance, the case has come to the Commission's hearing. This case was published. She indicated that the requirements under Chapter 17 for an unsafe building are as follows: (1) the building is in a state of such disrepair that the building is a danger to life, health and surrounding properties unless it is immediately repaired or demolished; (2) the condition of the walls are in such a state of disrepair that the building constitutes a health and safety hazard; and (3) the cost to repair this accessory structure or building to bring it into compliance is more than 65 percent of its value as it stands at the time of inspection. The basic violation that Inspector Foster detailed for this structure is that the interior walls have broken studs are seriously listing, leaning, and buckling in such a way that the building is unsafe.

Inspector Foster commented that the side wall and roof have collapsed since he did the initial inspection. The structure is continuing to fall and is a danger to other people's property. There are children living in the area and a school is located down the street.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission moved unanimously 4-0 in favor of the motion. (Ayes: Sheridan, Moore-Dudley, Ata, Sturdivant. Nays: None.)

Acting Chair Sheridan stated that the property involved in this matter is located at **1103 Gorrell Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. This property is in violation of Chapter 17 of the Minimum Housing Code. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby

concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

***REQUESTS TO RESCIND:***

- 22. 2001 Lutheran Street** (Parcel #0010235) Maria Torez and Jose Velaquez, Owners. Repaired.  
**(RESCINDED)**

Ms. Moore-Dudley moved to rescind 2001 Lutheran Street, seconded by Mr. Sturdivant. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sheridan, Ata, Sturdivant, Moore-Dudley. Nays: None.

- 23. 615 Mendenhall Street** (Parcel #0003687) Clara D. and Minnie Murphy, Owners. Repaired.  
**(RESCINDED)**

Ms. Moore-Dudley moved to rescind 615 Mendenhall Street, seconded by Ms. Ata. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sheridan, Ata, Sturdivant, Moore-Dudley. Nays: None.

**ELECTION OF CHAIR AND VICE-CHAIR:**

Acting Chair Sheridan, currently serving as Vice-Chair of the Commission, agreed to assume the duties of the Chair of the Minimum Housing Commission.

Ms. Ata nominated Ms. Moore-Dudley as Vice-Chair of the Minimum Housing Commission, seconded by Mr. Sturdivant. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sheridan, Ata, Sturdivant, Moore-Dudley. Nays: None.

**ADJOURNMENT:**

There being no further business before the Group, the meeting adjourned at 3:15 p.m.

Respectfully submitted,

Ellen Sheridan  
Chairwoman, City of Greensboro Minimum Housing Standards Commission

ES: sm/jd